

The Wool Hall
15 Castle Corner
Beckington
Nr. Bath BA11 6TA

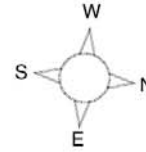


Guide Price: £1,750,000

Floorplan

Wool Hall Studios, Castle Corner, Beckington, Frome

Approximate Gross Internal Area
 Main House = 2308 Sq Ft/214 Sq M
 Garage = 212 Sq Ft/20 Sq M
 Studio Building = 3063 Sq Ft/285 Sq M
 Annexe = 1596 Sq Ft/148 Sq M
 Studio = 268 Sq Ft/25 Sq M
 Laundry = 211 Sq Ft/20 Sq M
 Total = 7658 Sq Ft/712 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Introduction

A rare opportunity to purchase a reputable residential recording studios in a peaceful, tucked away position in the heart of a popular village, 12 miles South of Bath. The Wool Hall consists of the main farmhouse comprising 6 bedrooms, bathroom, shower room and cloakroom, sitting room, dining room and kitchen.

Spacious Main Studio building on 3 floors comprises 3 bedrooms, sitting room, dining room, 3 recording studios, kitchen and reception hall.

Detached Annexe comprises impressive games room/further recording studio, bedroom and study.

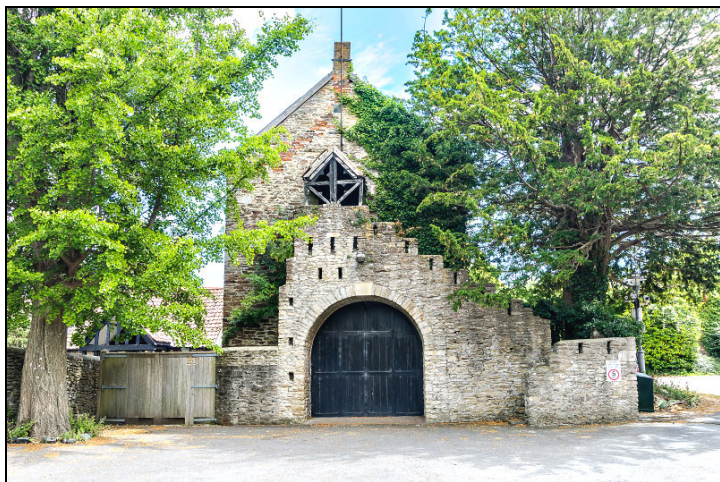
Additional garage building comprising recording studio, garage, boot room and laundry room.

- Period farmhouse incorporating residential recording studios
- 4 units: in total 10 bedrooms, 5 studios, 5 reception rooms
- Particularly spacious and versatile accommodation
- Peaceful private location in heart of popular village
- Ample parking & good sized gardens
- 12 miles south of Bath



History

Tucked away in the Somerset countryside some 12 miles south of Bath, **The Wool Hall** is a residential studio with a distinguished past. The historic building was originally converted into a recording studio in the 1980s by Tears for Fears, initially for private use. Later the studio became fully commercial installing an SSL 6056 analogue console and playing host to a number of leading artists including Joni Mitchell, The Pretenders, the Smiths, 808 State, Stereophonics, Paul Weller and Ash. In 1994 The Wool Hall was acquired by Van Morrison who, having already recorded 5 albums at the studio was one of its most regular clients. The studio continued to be in constant use for in-house projects and was further upgraded to become one of the country's leading residential studios. **The Wool Hall** was acquired by the present owner some 8 years ago.



Location

An opportunity to acquire a delightful and generously sized period home located on the outskirts of this most desirable of villages offering a selection of local amenities including two pubs, a garage and a number of extremely popular farm shops situated within easy reach. The village of Beckington affords an easy drive to Bath, Trowbridge or Frome being within 12, 5 and 2 miles (approx) respectively. The nearby A36 also gives good access to the South as well as links to the M4 at Junction 18 via Bath. Bath Spa Railway Station provides high speed links to London Paddington (90mins approx.), Bristol Temple Meads and the West Country rail network and additional trains to London Waterloo via Westbury some six miles away are also available.





Outside

The property stands in good sized attractive gardens, mainly laid to lawn with mature borders. Greenhouse. Large paved courtyard to rear of Main Studio with central ornamental pond. Large Terrace. Parking area for numerous vehicles. Further Garage/Storeroom.



Services

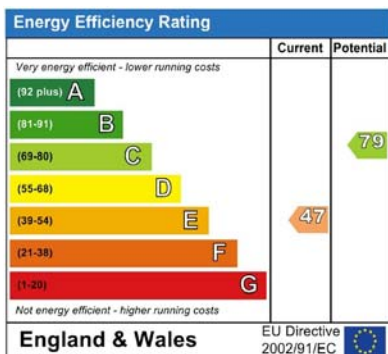
We are advised that mains gas, electricity, water and drainage are supplied to the property.

Useful Local Information Website www.mendip.gov.uk

Mendip Council Website including schools, council tax etc

Energy Performance Certificate

Listed buildings exempt



(Studio Building)

Directions

Proceed out of Bath on the A36 Warminster Road continuing across the viaduct at Monkton Combe and following signs for Warminster and Frome. Proceed through the village of Woolverton and at the next roundabout turn right at the petrol filling station towards Beckington village itself. Proceed to the middle of the village going straight ahead at the mini roundabout adjacent to the Wool Pack. Follow road out of the village and **Castle Corner** will be found on the left hand side. **The Wool Hall** will be found approximately 50 yards from Castle Corner on the right.



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